

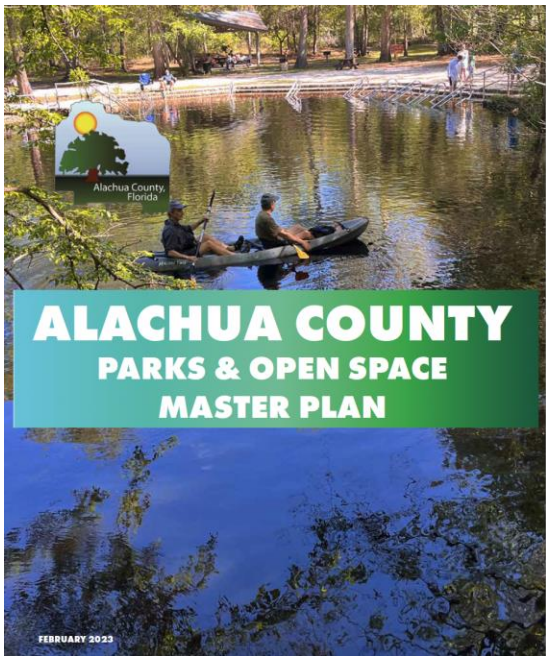
**ALACHUA COUNTY**

**PARK SYSTEM**

**IMPACT FEE UPDATE**

**November 14<sup>th</sup>, 2023**

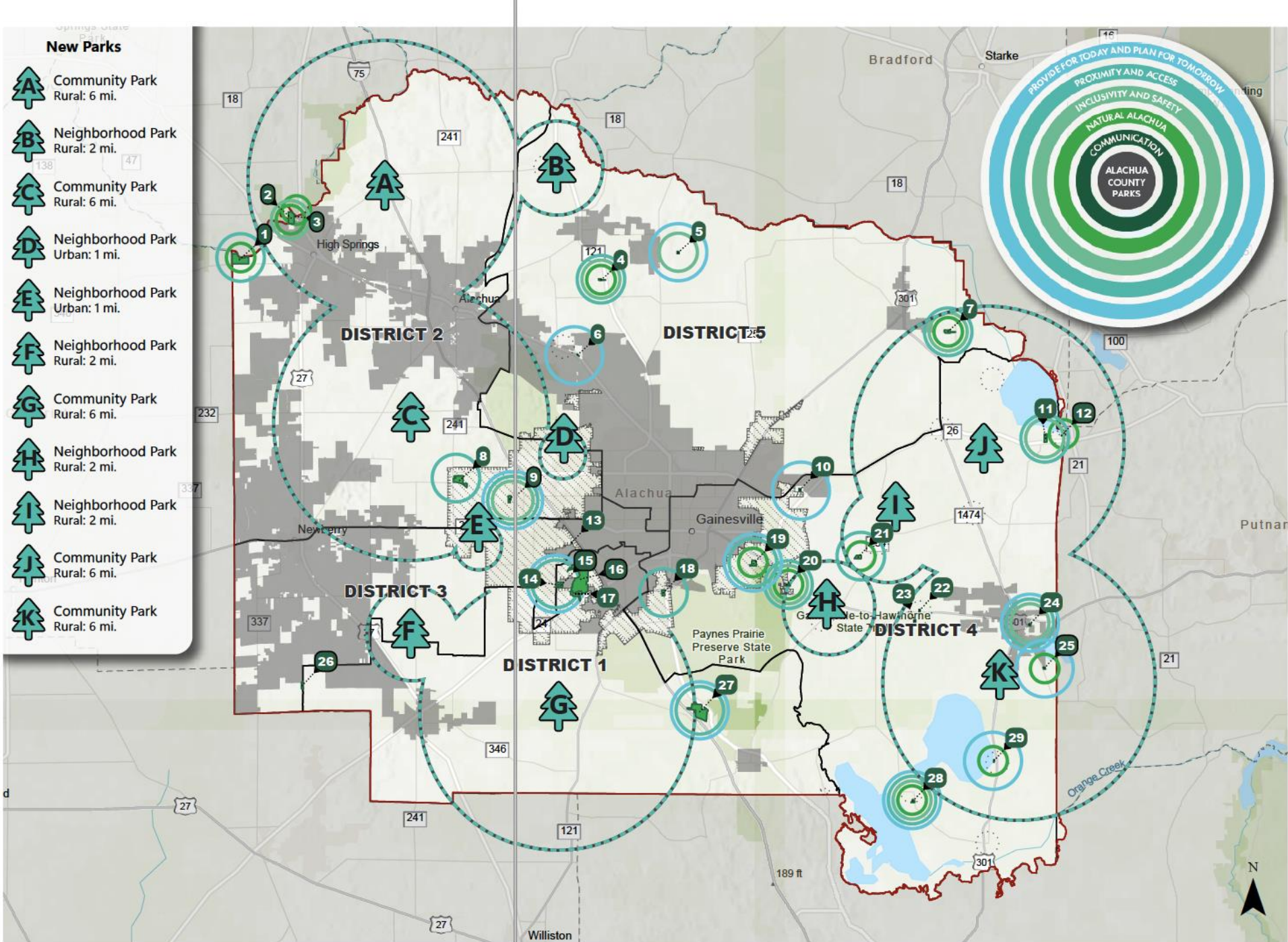
**Presented by: Jonathan B. Paul, AICP**  
**NUE Urban Concepts, LLC**



# Alachua County Parks Vision

The Vision for Alachua County Parks is provided in the following pages and is directly derived from the Guiding Principles. Recommendations put forth aim to advance the objectives of the system and meet the needs of Alachua County residents. Concrete recommendations provide implementable steps to achieving this vision.

The following map provides a breakdown of the general location and park-type recommendations and the corresponding Guiding Principles. Notably, Communication recommendations function on a system-wide scale.



# **PARK SYSTEM IMPACT FEE UPDATE**

- Based on population increase unincorporated County (2022 to 2035)
- Based on adopted Parks Master Plan
- Impact Fee Update assumes funding from Sales Tax
- Mobility Fee based on unfunded share of Parks Master Plan
- New Growth has a share of that unfunded cost
- Parks Fee extended to Hotels
- Update exceeds Statutory limits
- Technical Report includes funding of extraordinary circumstances

# **UPDATED PARK IMPACT FEE BASED ON PARKS MASTER PLAN**

<b>2035 Parks Master Plan Cost:</b>	<b>\$87,952,250</b>
<b>2035 Projected Parks Revenue:</b>	<b>\$46,157,478</b>
<b>Unfunded Cost:</b>	<b>\$41,794,772</b>
<b>2035 Population (Unincorporated):</b>	<b>127,020</b>
<b>Cost per resident:</b>	<b>\$329.04</b>
<b>Residents per 1,000 SQ. FT.</b>	<b>1.23</b>
<b>Hotel Occupancy per room</b>	<b>1.37</b>
<b>Residential Park Impact Fee per 1,000 SQ. FT.</b>	<b>\$404.72</b>
<b>Hotel Park Impact Fee per Room (New Fee)</b>	<b>\$450.78</b>
<b>Current Park Impact Fee per 1,000 SQ. FT.</b>	<b>\$126.00</b>

# **EXTRAORDINARY CIRCUMSTANCES**

- **Projected Growth In Population**
- **Adoption of Parks Master Plan**
- **County made a significant financial commitment for funding**
- **Unfunded balance is still significant**
- **Plan based fee is lower than the fee using prior consumption-based methodology**
- **Utilized Alachua County specific parcel level data in the update**
- **Propose to phase-in increase over four (4) years (Not required)**
- **Technical Report goes into further detail**
- **Two publicly noticed workshops were held (July 5<sup>th</sup> & 6<sup>th</sup>, 2023)**
- **Requires 2/3 vote or (4 of 5) Commissioners to approve extraordinary circumstances**

## RESIDENTIAL PARK IMPACT FEE UPDATE

ANNUAL PHASING	PER SQ. FT.	PER 1,000 SQ. FT.
Current Park Impact Fee	\$0.126	\$126.00
Maximum Increase per Extraordinary Circumstances	\$0.405	\$404.72
2024 Residential Park Impact Fee	\$0.196	\$195.68
2025 Residential Park Impact Fee	\$0.266	\$265.36
2026 Residential Park Impact Fee	\$0.335	\$335.04
2027 Residential Park Impact Fee	\$0.405	\$404.72

- Increase phased-in over four (4) years (Not required – extraordinary circumstances)
- Extraordinary circumstances required, held two public workshops
- Technical Report includes documented findings for extraordinary circumstances
- Technical Report details calculations for the fee

## OVERNIGHT ACCOMMODATION PARK IMPACT FEE PHASING

ANNUAL PHASING	PER ROOM
Current Park Impact Fee (Not Currently Assessed)	\$126.00
Maximum Increase per Florida Statute	\$450.78
2024 Residential Park Impact Fee	\$207.20
2025 Residential Park Impact Fee	\$288.39
2026 Residential Park Impact Fee	\$369.59
2027 Residential Park Impact Fee	\$450.78

- Increase phased-in over four (4) years (Not required – new fee)
- Extraordinary circumstances technically not required, held two public workshops
- Technical Report includes documented findings for extraordinary circumstances
- Technical Report details calculations for the fee

# **INCREASE IN RESIDENTIAL THRESHOLDS**

- **Currently capped at 2,600 sq. ft.**
- **Technical Report details extensive Alachua County specific parcel review**
- **Looked at new construction from 2006 to 2023**
- **Data and analysis supports increase between 3,500 sq. ft. and 5,500 sq. ft.**
- **Prior discussions to increase threshold to 4,000 sq. ft. or 4,500 sq. ft.**
- **Board direction to increase to 4,500 sq. ft.**

# COMMENTS & QUESTIONS

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